

Our File Number: 15-04613

Name: MICHAEL W. MEEK AND STEPHANIE D. MEEK, HUSBAND AND WIFE AS COMMUNITY PROPERTY

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 24, 2012, MICHAEL W. MEEK AND STEPHANIE D. MEEK, HUSBAND AND WIFE AS COMMUNITY PROPERTY, executed a Deed of Trust/Security Instrument conveying to STEVE HOLMES LAW FIRM, P.C., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR R.H. LENDING, INC., in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 01118595, in Book 10648, at Page 48, in the DEED OF TRUST OR REAL PROPERTY records of BRAZOS COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, APRIL 4, 2017**, between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **BRAZOS COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JAMES HOPE LEAGUE, A-22, BRAZOS COUNTY, TEXAS, AND BEING A PART OF THAT 51.80 ACRE TRACT OF LAND LISTED AS "SECOND TRACT" DESCRIBED IN WARRANTY DEED FROM MAXINE CREED DOWLING TO MARY CREED WORSHAM, RECORDED IN VOLUME 332, PAGE 516, DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 6701 KOPPE BRIDGE RD
COLLEGE STATION, TX 77845

Mortgage Servicer: FREEDOM MORTGAGE CORPORATION

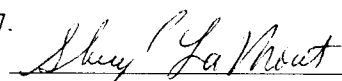
Noteholder: FREEDOM MORTGAGE CORPORATION
907 PLEASANT VALLEY AVE, SUITE 3
MOUNT LAUREL, NJ 08054

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

WITNESS MY HAND this 26 day of January, 2017.



Sharon St. Pierre, Robert LaMont, Harriett Fletcher, David Sims, Sheryl LaMont, Pete Florez, Allan Johnston, Substitute Trustees

Marinosci & Law Group
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300

ReSolve

Being all that certain tract or parcel of land lying and being situated in the JAMES HOPE LEAGUE, A-22, Brazos County, Texas, and being a part of that 51.80 acre tract of land listed as "Second Tract" described in Warranty Deed from Maxine Creed Dowling to Mary Creed Worsham, recorded in Volume 332, page 516, Deed Records of Brazos County, Texas, and being described as follows:

COMMENCING at a 1/2" iron rod found at the northeast corner of a 5.50 acre tract of land conveyed to Robert L. Bland and wife, Leisa D. Bland (2851/322), same being in the south line of Koppe Bridge Road;

THENCE S 68° 36' 30" E - 369.19 feet and S 63° 30' 01" E - 154.31' along said Koppe Bridge Road line to a 1/2" iron rod w/cap set for the PLACE OF BEGINNING, same being in the north corner of this tract;

THENCE S 56° 50' 30" E - 101.03 feet, S 62° 29' 31" E - 103.26 feet and S 49° 37' 47" E - 235.01 feet continuing along said Koppe Bridge Road line to a 1/2" iron rod w/cap set for the east corner of this tract;

THENCE S 15° 54" W - 398.18 feet to a 1/2" iron rod w/cap set for the south corner of this tract;

THENCE N 26° 47' 38" W - 145.90 feet to a 1/2" iron rod w/cap set for the west corner of this tract;

THENCE N 35° 33' 54" E - 185.48 feet to the PLACE OF BEGINNING, and containing 1.63 acres of land, more or less. And being the same property described in Deed from Sheryl A. Oliver, et al to Michael W. Meek, et ux, dated January 20, 2006, recorded in Volume 7187, page 89, Official Records of Brazos County, Texas.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override item 2 of Schedule B hereof.

Filed for Record in:
BRAZOS COUNTY

On: Apr 30, 2012 at 03:33P

As a
Recording

Document Number: 01118595

Amount 72.00

(151894.PFD/151894/16)

Receipt Number - 436816
By:
Auber Moehleau

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Apr 30, 2012

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY

Filed for recording in
Brazos County
on 04-10-2017 at 10:00 AM
by
CITIFINANCIAL SERVICING LLC
Notary Public
Notary Seal
Notary Commission Expires
08/10/2018

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

BRAZOS County
Deed of Trust Dated: February 14, 2004
Amount: \$19,343.18
Grantor(s): KENNETH WHITE

Original Mortgagee: WASHINGTON MUTUAL FINANCE, LP
Current Mortgagee: CITIFINANCIAL SERVICING LLC

Mortgagee Address: CITIFINANCIAL SERVICING LLC, 1000 TECHNOLOGY DRIVE, O'FALLON, MO 63368

Recording Information: Document No. 00846238

Legal Description: LOT NINE (9) AND LOT (10), BLOCK THREE (3), OAKLAND LAKES SUBDIVISION BLOCK 3, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 276, PAGE 303, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

WHEREAS KENNETH WHITE is deceased.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on February 6, 2017 under Cause No. 16-002823-CV-272 in the 272ND Judicial District Court of BRAZOS County, Texas
Date of Sale: April 4, 2017 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the BRAZOS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

KRISTOPHER HOLUB OR PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, TYLER MARTIN, SHARON ST. PIERRE, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS OR BOBBY BROWN, EVAN PRESS, AMY BOWMAN, RENEE THOMAS, REVA ROUCHON-HARRIS, KATHLEEN ADKINS, IAN MOSER have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.


The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgageor, the Mortgagee or the Mortgagee's attorney.


NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgageors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.**

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER



KRISTEN BATES, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-015910



KRISTOPHER HOLUB OR PATRICK ZWIERS, DOUG WOODARD, KRISTIE ALVAREZ, JULIAN PERRINE, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, TYLER MARTIN, SHARON ST. PIERRE, PETE FLOREZ, ZACHARY FLOREZ, ORLANDO ROSAS OR BOBBY BROWN, EVAN PRESS, AMY BOWMAN, RENEE THOMAS, REVA ROUCHON-HARRIS, KATHLEEN ADKINS, IAN MOSER
c/o AUCTION.COM, LLC
1 Mauchly
Irvine, California 92618

NOTICE OF TRUSTEE'S SALE

HS 2

Posting Real Estate Notice

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: May 07, 2013

Grantor(s): Jason Darryl West and Katherine N. West, husband and wife

Original Trustee: F. Anthony Musgrave, PLLC

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for America's Choice Home Loans LP, a Texas Limited Partnership, its successors and assigns

Recording Information: Vol. 11326, Page 264, or Clerk's File No. 01154964, in the Official Public Records of BRAZOS County, Texas.

Current Mortgagee: Franklin American Mortgage Company

Mortgage Servicer: Cenlar FSB, whose address is C/O Attn: FC or BK Department

425 Phillips Blvd Ewing, NJ 08618 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 04/04/2017

Earliest Time Sale Will Begin: 11:00 AM

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

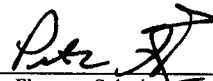
Legal Description:

ALL OF LOT SIX (6), BLOCK ONE (1), WHEELER RIDGE, PHASE TWO, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 398, PAGE 857, DEED RECORDS OF BRAZOS COUNTY, TEXAS.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the **BRAZOS** County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

For Information:

Codilis & Stawiarski, P.C.
650 N. Sam Houston Parkway East
Suite 450
Houston, TX 77060
(281) 925-5200


Pete Florez as Substitute Trustee, David Sims as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Robert LaMont as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, or Thomas Delancy as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee
c/o Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



4612829



Filed for Record in
Brazos County

On 04/04/2017 at 11:00 AM

By
LAWSON, KIMBERLY ANN

C&S No. 44-16-3967 / VA / No
Freedom Mortgage Corporation

NOTICE OF TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: May 26, 2012

Grantor(s): Derek Lamont Soles and Anna Maria Young-Soles, husband and wife

Original Trustee: Network National Title, Inc.

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Amerigroup Mortgage Corporation a Division of Mortgage Investors Corporation, its successors and assigns

Recording Information: Vol. 10720, Page 141, or Clerk's File No. 01122531, in the Official Public Records of BRAZOS County, Texas.

Current Mortgagee: Freedom Mortgage Corporation

Mortgage Servicer: Freedom Mortgage Corporation, whose address is C/O 907 Pleasant Valley Ave, Suite 300, Mt. Laurel, NJ 08054 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description:

LOT 20, BLOCK 7, OF MEADOWCREEK SUBDIVISION PHASE 4A, A SUBDIVISION IN BRAZOS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 9491, PAGE 126, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

Date of Sale: 04/04/2017 **Earliest Time Sale Will Begin:** 11:00 AM

APPOINTMENT OF SUBSTITUTE TRUSTEE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Pete Florez as Substitute Trustee, David Sims as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Robert LaMont as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

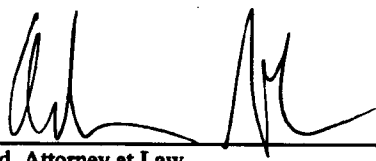
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the BRAZOS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 9th day of March, 2017.

For Information:

Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



Adnan Ahmad, Attorney at Law
Codilis & Stawiariski, P.C.
650 N. Sam Houston Pkwy East, Suite 450, Houston, TX 77060
(281) 925-5200

STATE OF TEXAS

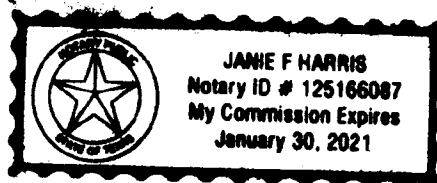
COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Adnan Ahmad as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as *Personal Knowledge*, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office on this the 9th day of March, 2017.


Notary Public
Signature

C&S No. 44-16-3967 / VA / No
Freedom Mortgage Corporation



NOTICE OF FORECLOSURE SALE

State of Texas §
 §
County of Brazos §

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property To Be Sold. The property to be sold is described as follows:

LOT 9, BLOCK A, CAVITTS HILLCREST ADDITION, AN ADDITION TO THE CITY OF BRYAN, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 36, PAGE 3, MAP/PLAT RECORDS, BRAZOS COUNTY, TEXAS.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: **April 4, 2017**

Time: The sale shall begin no earlier than **01:00 PM** or no later than three hours thereafter.

Place: **Brazos** County Courthouse in **Bryan, Texas**, at the following location: the area designated by the Commissioners Court of **Bryan, Brazos County, Texas**, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

The deed of trust permits the Mortgagee of Record to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the Mortgagee of Record thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

1003975-2

Foreclosure Services

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

4. Type of Sale. The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by **Manuel Leija, Shirley Leija.**
5. Obligations Secured. The Deed of Trust is dated **August 25, 2011**, and is recorded in the office of the County Clerk of **Brazos County, Texas**, in/under **Document No 2011-1100327, Book Vol 10321, Page 48, Official Public Records of Brazos County, Texas.** The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to the promissory note in the original principal amount of **\$52,185.90**, executed by **Manuel Leija, Shirley Leija**, and payable to the order of **Springleaf Inc, D/B/A Springleaf Financial Services of Texas, Inc..**

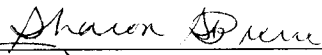
Original Mortgagee: Springleaf Inc, D/B/A Springleaf Financial Services of Texas, Inc..

Current Mortgagee of Record: Nationstar Mortgage, LLC whose address is **8950 Cypress Waters Blvd., Coppell, TX 75019.**

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Substitute Trustee, to conduct this public sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.
7. **ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

Sent by: Jeffrey B. Lewis
Robertson Anschutz Veters
1500 CityWest Blvd., Suite 700
Houston, TX 77042

DATED March 13, 2017.


Sharon St. Pierre, Robert Lamont, Sheryl Lamont or Allan Johnston, Substitute Trustee
c/o Robertson Anschutz Veters
1500 CityWest Blvd., Suite 700
Houston, TX 77042
Phone: 713-244-1360

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

1003975-2

CAUSE NO. 16-003054-CV-85

IN RE: ORDER FOR FORECLOSURE
CONCERNING
2008 ECHOLS ST
BRYAN, TX 77801

UNDER TEX.R.CIV.P.736

PETITIONER:

SPRINGLEAF HOME EQUITY, INC.

RESPONDENT(S):

MANUEL LEIJA, SHIRLEY LEIJA

IN THE DISTRICT COURT OF

BRAZOS COUNTY, TEXAS

85TH JUDICIAL DISTRICT


HOME EQUITY FORECLOSURE ORDER

1. On this day, the Court considered Petitioners' Motion for a Default Order granting its application for an expedited foreclosure order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known addresses of each Respondent subject to this order is Manuel Leija 2008 Echols St, Bryan, TX 77801 and Shirley Leija 2008 Echols St, Bryan, TX 77801. Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten (10) days.
3. The property that is the subject of this foreclosure proceeding is commonly known as 2008 Echols St, Bryan, TX 77801 with the following legal description:

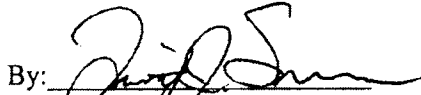
LOT 9, BLOCK A, CAVITTS HILLCREST ADDITION, AN
ADDITION TO THE CITY OF BRYAN, TEXAS,
ACCORDING TO THE MAP RECORDED IN VOLUME 36,
PAGE 3, MAP/PLAT RECORDS, BRAZOS COUNTY,
TEXAS.
4. The lien to be foreclosed is indexed or recorded at Vol 10321, Page 48 Document No 2011-1100327 and recorded in the real property records of Brazos County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this Order.

6. Based on the affidavit of the Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's Motion for a Default Order under the Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement sought to be foreclosed.
8. This Order is not subject to a motion for rehearing, new trial, bill of review or appeal. Any challenge to this Order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.8.

SIGNED THIS 2 day of MAR


JUDGE PRESIDING

APPROVED AS TO FORM:

By: 
Timothy J. Swanson
Texas Bar No. 24063665
Jeffrey B. Lewis
Texas Bar No. 12290000
1500 CityWest Blvd., Suite 700
Houston, TX 77042
Tel. 713-244-1360
Fax (713) 888-2703
litigation@ravdocs.com
Attorneys for Petitioner

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
2/4/1994

Original Beneficiary/Mortgagee:
FIRST AMERICAN MORTGAGE COMPANY

Recorded in:
Volume: 2032
Page: 138
Instrument No: 545035

Grantor(s)/Mortgagor(s):
RICHARD L. DANIEL AND WIFE, JULIE A. DANIEL

Current Beneficiary/Mortgagee:
Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America

Property County:
BRAZOS

Mortgage Servicer:
Seterus, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
14523 SW Millikan Way, Suite 200, Beaverton, OR 97005

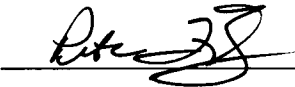
Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

Date of Sale: 4/4/2017 **Earliest Time Sale Will Begin:** 11AM

Place of Sale of Property: Brazos County Administration Building, 200 South Texas Avenue, Bryan, TX 77803 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(i): Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.


Aarti Patel, Maryna Danielian, Patricia Sanders, Frederick Britton, Jack Burns II, Kristopher Holub, Patrick Zwiers, Doug Woodard, Kristie Alvarez, Julian Perrine, Dan Hart, Pete Florez, Zachary Florez, Ilando Rosas, Bobby Brown or Cole D. Patton or Denny Tedrow
McCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

MH File Number: TX-17-32129-POS
Loan Type: Conventional Residential

EXHIBIT "A"

Being all that certain 4.988 acre tract of land lying and being situated in the James Gray Survey, Brazos County, Texas, and being the Southern part of a 10.18 acre tract of land described in the Trustee's Deed from Westley Hall, Trustee to Weldon G. Syme and wife, Jimmylyu Syme and recorded in Volume 1146, Page 255 of Official Records of Brazos County, Texas. Said 4.988 acre tract being more fully described as follows:

BEGINNING at a 1/2" iron rod found marking the SW corner of said 10.18 acre tract;

THENCE N 11 degrees 29' 01" E. 496.92' along NW boundary of said 10.18 acre tract to a concrete monument found at bend in property line,

THENCE N 08 degrees 28' 16" E. 180.00 feet along NW boundary of said 10.18 acre tract to a 1/2" iron rod set for NW corner;

THENCE S 84 degrees 44' 01" E 337.26 feet to a 1/2" iron rod set in NW R-O-W line of Sulfur Springs Road;

THENCE S 12 degrees 04' 03" W 547.76 feet along said R-O-W line to a found cross-tie fence post at bend in said R-O-W line;

THENCE, continuing along said R-O-W line, S 26 degrees 04' 50" W 140.05 feet to a cross-tie fence corner post found marking the SE corner of this tract;

THENCE 84 degrees 30' 51" W 286.51 feet to the POINT OF BEGINNING and containing 4.988 acres of land, more or less.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 08/25/2004
Grantor(s): ROGER J. LIVINGSTON AND PATI M. LIVINGSTON, HUSBAND AND WIFE
Original Mortgagee: WORLD SAVINGS BANK, FSB
Original Principal: \$79,500.00
Recording Information: Book 6269 Page 112 Instrument 00867832 ; re-recorded under Book 6330 Page 233 Instrument 00871478
Property County: Brazos
Property: ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF BRAZOS STATE OF TEXAS, DESCRIBED AS FOLLOWS: LOT NINE (9), BLOCK ONE (1), TIMBER RIDGE ADDITION 2ND INSTALLMENT, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 757, PAGE 333 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.
Reported Address: 1104 BAYOU WOODS DRIVE, COLLEGE STATION, TX 77840

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Wells Fargo Bank, N.A.
Mortgage Servicer: Wells Fargo Bank, N.A.
Current Beneficiary: Wells Fargo Bank, N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 4th day of April, 2017
Time of Sale: 11:00AM or within three hours thereafter.
Place of Sale: THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.
Substitute Trustee(s): Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

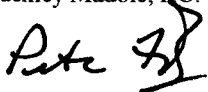
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Braden Barnes, Michael Burns, Thuy Frazier, Elizabeth Hayes, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



On: Feb 16, 2017 at 1:10:42

As a
County Real Estate Officer

NOTICE OF FORECLOSURE SALE

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OR ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

1. Property to Be Sold. The property to be sold is described as follows: LOT TWENTY-SIX (26), BLOCK ONE (1), NORTH OAKS ADDITION, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 300, PAGE 1 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 07/30/2008 and recorded in Book 8736 Page 269 Document 01006004 real property records of Brazos County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 04/04/2017

Time: 11:00 AM

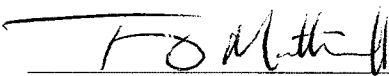
Place: Brazos County Courthouse, Texas at the following location: FIRST FLOOR OF THE COURTHOUSE ADJACENT TO THE COUNTY CLERK'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

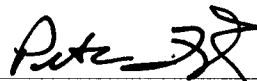
5. Obligations Secured. The Deed of Trust executed by JOSE FERNANDO JUAREZ LARA AND ELIDA PINEDA, provides that it secures the payment of the indebtedness in the original principal amount of \$78,280.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint PETE FLOREZ, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, ROBERT LAMONT, SHARON ST. PIERRE OR ALLAN JOHNSTON, Substitute Trustee to act under and by virtue of said Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Heather McAnally, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254



PETE FLOREZ, SHERYL LAMONT, HARRIETT
FLETCHER, DAVID SIMS, ROBERT LAMONT, SHARON
ST. PIERRE OR ALLAN JOHNSTON
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

I am Pete Florez whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on 2-28-17 I filed this Notice of Foreclosure Sale at the office of the Brazos County Clerk and caused it to be posted at the location directed by the Brazos County Commissioners Court.

Certificate of Posting



3806 OAK RIDGE DR
BRYAN, TX 77802

FILED FOR RECORDING
BRAZOS COUNTY

00000006611719

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: April 04, 2017

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING (200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

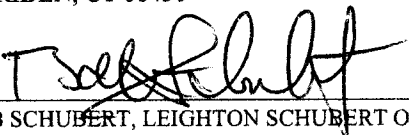
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 26, 2008 and recorded in Document VOLUME 8753, PAGE 57 real property records of BRAZOS County, Texas, with HERBERT B. HANCOCK AND KRISTI A. HANCOCK, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by HERBERT B. HANCOCK AND KRISTI A. HANCOCK, securing the payment of the indebtednesses in the original principal amount of \$198,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PLANET HOME LENDING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

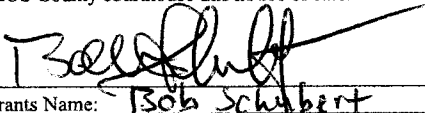
6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. PLANET HOME LENDING, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PLANET HOME LENDING, LLC
321 RESEARCH PARKWAY SUITE 303
MERIDEN, CT 06450


BOB SCHUBERT, LEIGHTON SCHUBERT OR LEIGHA SCHUBERT
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

My name is Bob Schubert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 03/13/17 I filed at the office of the BRAZOS County Clerk and caused to be posted at the BRAZOS County courthouse this notice of sale.


Declarants Name: Bob Schubert
Date: 03/13/17



NOS00000006611719

EXHIBIT "A"

BEING ALL THAT CERTAIN 0.343 ACRE TRACT OR PARCEL OF LAND BEING PART OF LOTS 16 AND 17, BLOCK 2 OF THE FIRST INSTALLMENT, THE OAKS ADDITION TO THE CITY OF BRYAN, SITUATED IN THE RICHARD CARTER LEAGUE, A-8, RECORDED IN VOLUME 267 PAGE 355, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS. SAID PARCEL BEING THAT SAME TRACT OF LAND BEING DESCRIBED IN A DEED TO TERRY WARREN SPENCER AND WIFE, RAE MARIE SPENCER RECORDED IN VOLUME 276 PAGE 669. SAID 0.343 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO RONALD EARL LACEY AND SALLY ANN LACEY RECORDED IN VOLUME 1596 PAGE 339, AND BEING A POINT ALONG THE WEST RIGHT OF WAY LINE OF OAK RIDGE DRIVE.

THENCE ALONG THE WEST RIGHT OF WAY LINE OF OAK RIDGE DRIVE, S 16 DEGREES 26' 00" E AT A DISTANCE OF 18.04 FEET PASS THE ORIGINAL NORTHEAST CORNER OF LOT 16 AND ALSO BEING THE ORIGINAL SOUTHEAST CORNER OF LOT 17, IN ALL, A TOTAL DISTANCE OF 47.40 FEET TO AN "X" CHISELED INTO A CONCRETE SIDEWALK, AND BEING A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 269.74 FEET, DELTA OF 23 DEGREES 43' 32", AND AN ARC LENGTH OF 111.70 FEET.

THENCE ALONG THE SAID CURVE A CHORD BEARING S 04 DEGREES 39' 16" E, A DISTANCE OF 110.90 FEET, TO A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF LOT 15.

THENCE DEPARTING THE WEST RIGHT OF WAY LINE OF OAK RIDGE DRIVE, N 64 DEGREES 46' 00" W, ALONG THE COMMON LINE BETWEEN LOT 15 AND LOT 16, AND CONTINUED ALONG LOT 14, A DISTANCE OF 156.97 FEET TO A 3/4" IRON ROD FOUND AT THE SOUTH CORNER OF LOT 12.

THENCE ALONG THE SOUTHEAST LINE OF LOT 12, N 16 DEGREES 26' 00" W, A DISTANCE OF 52.10 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED 0.343 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF THE LACEY TRACT.

THENCE ACROSS LOT 16 AND LOT 17, ALONG THE SOUTH LINE OF THE LACEY TRACT, N 73 DEGREES 46' 00" E, A DISTANCE OF 139.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.343 ACRES OF LAND MORE OR LESS.

Filed for Record at
BRAZOS COUNTY
On the 11th day of 12th mo
A.C.
Recorder and Exempt Clerk
Amount \$100
Received of the
Bry
Terry Warren Spencer

